

Until a change is requested, all tax statements shall be sent to the following address:

80726

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WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That JOHN KRONENBERGER, hereinafter called the grantor, the consideration hereinafter stated, to grantor paid by BEN FAYE MITCHELL and TIRA J. MITCHELL, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantees, as tenants by the entirety, their heirs and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, lying South of Woodland Park, EXCEPTING THEREFROM the following described parcels of land:

That portion contained in Contract of Sale recorded December 11, 1975 in Book M-75 at page 15639, Microfilm Records, and that portion contained in Contract of Sale recorded July 19, 1976 in Book M-76 at page 10913, Microfilm Records, ALSO EXCEPTING THEREFROM that portion of the following described property lying in the S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 15, Township 34 South, Range 7 East of the Willamette Meridian:

Beginning at the Northwest corner of the W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Said Section 14, this corner being the true point of beginning of this description; thence East along the North line of said W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 to the Northeast corner of said W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14; thence South along the East line of said W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14 a distance of 1158 feet to a point; thence North 60° West 541 feet to a point; thence West 429 feet to a point; thence North 887 feet more or less to the South line of Woodland Park Sub-division; thence East along said South line of Woodland Park to the true point of beginning.

SUBJECT TO:

(1) As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

(2) Reservations, restrictions, rights of way of record and those apparent on the land.

TO HAVE AND TO HOLD the same unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And said grantor hereby covenants to and with said grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from

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all encumbrances (except as noted above) and that grantor will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever (except those claiming under the above-described encumbrances).

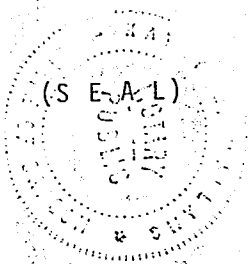
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$26,500.00.

WITNESS grantor's hand this 6 day of October, 1977.

John Kronenberger

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 6 day of October, 1977, personally appeared the above-named JOHN KRONENBERGER and acknowledged the foregoing instrument to be his voluntary act and deed.



Kathy R. Maddama
Notary Public for Oregon
My Commission Expires: 6-13-80

FRONTIER TITLE and ESCROW CO.
P. O. BOX 5197
KLAMATH FALLS, OREGON 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Frontier Title Co.
this 14th day of February A. D. 1980 at 2:59 o'clock P.M., an-
tuly recorded in Vol. M80, of Deeds on Page 3014

Wm D. MILNE, County Clerk

By *Bernetha H. Hetcher*

Fee \$7.00